



CITY OF SAN ANTONIO

June 28, 2005

Mr. Lee Wright

W.F. Castella Engineers
6800 Park Ten Blv'd, Suite 180 S.
San Antonio, TX 78213

Re: Talley Road 233 (Amendment)

MDP # 743A

Dear Mr. Wright:

The City Staff Development Review Committee has reviewed Talley Road 233 Master Development Plan M.D.P. # 743A (Amendment). Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Tree Preservation at 207-1111.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.
- Development Services, TIA Engineering Section has indicated as part of their conditional approval, the following conditions shall be met by the developer at the time of final plat submittal

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1. This property is proposed to consist of 190 single family detached homes. Based on the 6th edition of the ITE trip generation Manual, this property is estimated to generate 137 peak hour trips. These trips will be distributed through one access point onto Talley Road and one access point onto the extension of the North – south arterial adjacent to the west of this property. Two additional emergency gated entries are proposed to be provided for Jaybar Ranch located southeast of this property.
 - a.) At the completion of the first unit for this development, the Developer shall provide 60 feet of ROW and construct half of the Primary Arterial Type “A” for the North – South connection adjacent to the west side of the proposed development. The length just described is approximately 4600 linear feet. This will require a property dedication by the developer.
 - b.) The above requirement was not adhered to during the platting stage of this particular MDP. A note has been placed on the MDP amendment #743A to rectify the need for secondary access as per UDC 35-506 (e) (7). The remaining phases shall comply with the clouded notes placed on the amended Master Development Plan, MDP #743A.
 - c.) All roadways within this development shall conform to the Low speed Design Ordinance #92670.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7038.

Sincerely,


Roderick J. Sanchez, A.I.C.P.

Assistant Director, Development Services

cc: Sam Dent, P. E., Development Services
Richard Chamberlin, P.E., Development Services
Arturo Villarreal Jr, P.E. Strom Water Engineering